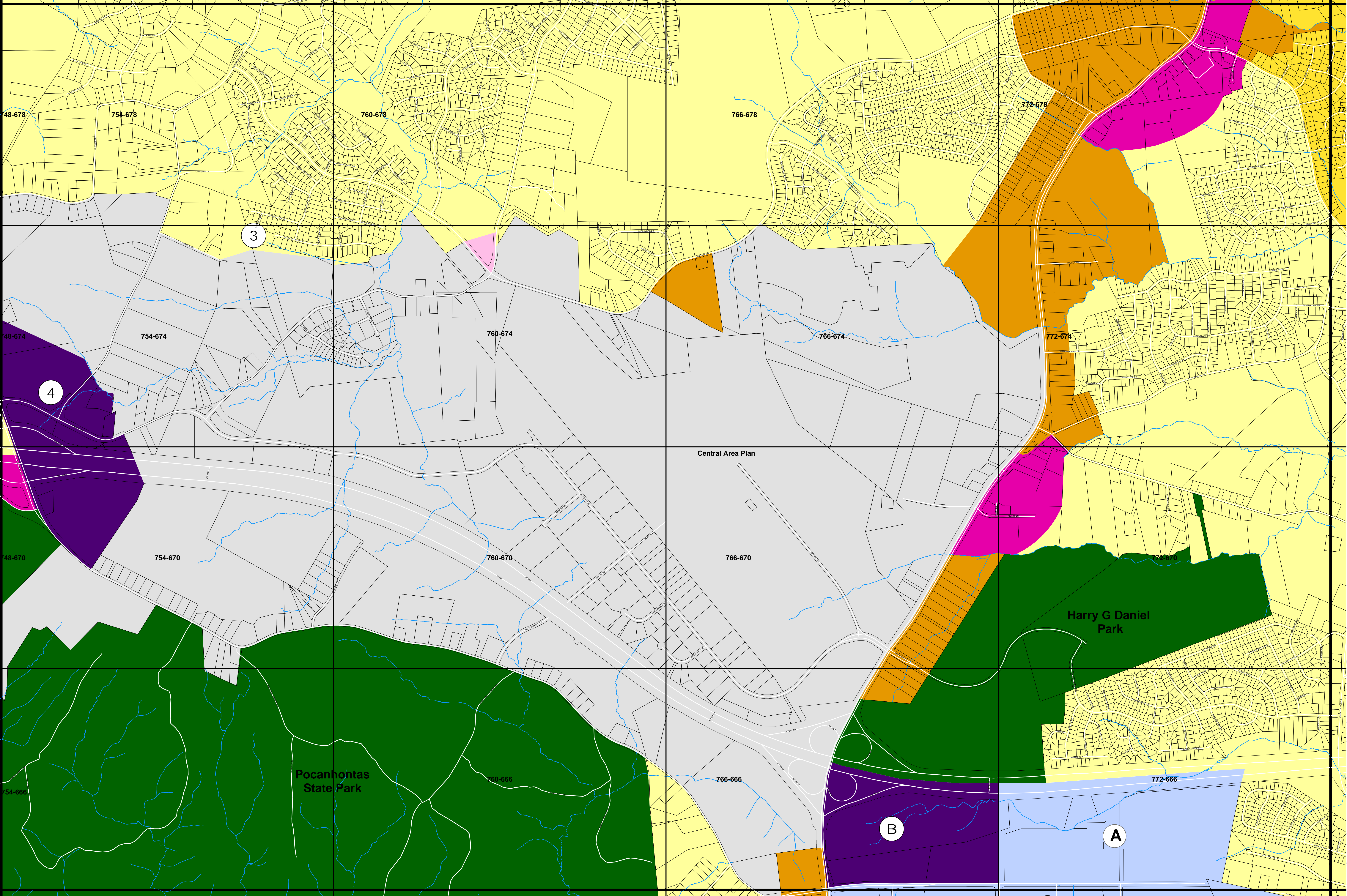


CHESTERFIELD COUNTY, VIRGINIA

LAND USE PLAN MAP 17

KEY
Refer to Plan text for full definition

See Notes Below



- Central Area Plan**
(Adopted Date: January 10, 2001)
- Residential (1.0 - 2.5 D.U.A.)
 - Residential (2.51 - 4.0 D.U.A.)
 - Residential (7.01 D.U.A. or more)
 - Office
 - Mixed Use Corridor
 - Neighborhood Mixed Use
 - Community Mixed Use
 - Regional Mixed Use
 - Light Industrial
 - General Industrial
 - Parks

NOTES

Central Area Plan

General Note

Within all land use categories, zoning proposals should be analyzed to determine specific impacts of individual projects on existing and future development.

Transportation impact and required road improvements for specific development proposals should be evaluated through the zoning and plan review processes.

Appropriate land use transitions should be provided between existing and future residential development and higher intensity uses.

In some cases, future land use classifications are appropriate if parcels are part of a larger scale development plan that provides for an aggregation of parcels, thereby allowing sufficient land to provide appropriate buffers and land use transitions.

The rural forested character of Newbys Bridge Road should be preserved. Further, any non-residential uses along Newbys Bridge Road, north of Whitepine Road Extended, should be oriented toward the interior of projects having an internal road network.

Light industrial uses adjacent to existing or future residential areas should be designed in a campus style setting to be achieved through preservation of forested character/landscaping and buildings with architectural styles and materials of the quality found in office/industrial parks such as Moorefield or the Arboretum.

Airport Impact Area:

Due to the impact of daily airport operations on residential development, future residential developments in the area most impacted by the Chesterfield County Airport, currently designated on the Zoning Map for Chesterfield County as the outer Airport Height Obstruction limit, should have mechanisms to notify future home owners about the location and effect of the Airport before the purchase of their homes.

Note 3:

Cogbill Road Extended shall not be connected to Newbys Bridge Road, until Newbys Bridge Road is reconstructed as two (2) lane roadway to VDOT Urban Minor Arterial Standards from Walmsley Boulevard to its intersection with Cogbill Road Extended.

Note 4:

The development of this regional mixed use node is dependent upon transportation improvements, to include among other things, the east-west arterial as shown on the Thoroughfare Plan.

Note A:

Govt bldgs and other public facilities would be appropriate within the Chesterfield County Government Center group. Such development should comply with non-residential development standards.

Note B:

An exposition bldg or center, a stadium or an arena would be appropriate due to the proximity of the government center. Such uses should be located towards the eastern edge of the area away from Rt10. comm dev should be restricted to supporting retail establishments, hotels and restaurants along Rt10. Due to the proximity of airport and associated noise impacts, MF uses would not be appropriate.

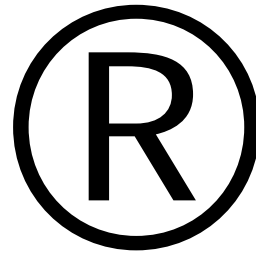
The notes geographies are generalized.
For more information, please contact
Chesterfield County Planning Department.

The Code of Virginia states "the comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan." Recommended land use boundaries shown here should therefore be considered generalized. Zoning change recommendations based on this plan may take into consideration other factors not addressed in this plan. These boundaries and the future development potential of any property based on the recommendations of this plan should be confirmed with the Chesterfield County Planning Department. The maps contained in the comprehensive plan are dynamic and in a continuing state of review and upgrade.

This is a ArcGIS map
prepared by Chesterfield County
Planning Department

Date: August 2006

- County Boundary
- Plan Boundary
- Index
- Parcels



0 0.3 0.6
Miles

